

# - 3801 Bienville -

NEW ORLEANS LA



**For Sale | For Lease**

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Former Inpatient Rehab Hospital

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**NEWMARK**

## ABOUT THE PROPERTY

**3801 Bienville**  
NEW ORLEANS LA

### INVESTMENT OVERVIEW

3801 Bienville Street offers the opportunity to acquire a modern, purpose-built medical facility in one of New Orleans' most established and connected healthcare corridors. Strategically located in Mid-City minutes from Downtown, the Medical District, and major arterials the property combines institutional construction quality, operational flexibility, and exceptional regional accessibility.

Constructed in 1994 and maintained to hospital-grade standards, the ±65,345 squarefoot facility includes a two-story clinical layout with patient suites, procedure rooms, administrative offices, and a full commercial kitchen. The MU-1 zoning allows for continued healthcare operations or conversion to complementary institutional or mixed-use applications, providing a wide range of future use potential.

With its proven location, resilient infrastructure, and proximity to major healthcare anchors, 3801 Bienville Street represents an outstanding opportunity for owner-users, healthcare operators, or investors seeking a durable asset positioned for long-term growth in the New Orleans market.



**±65,345 SF**  
TWO-STORY  
MEDICAL FACILITY

### KEY INVESTMENT ATTRIBUTES

- Turnkey medical infrastructure with inpatient rehabilitation build-out
- Institutional-grade systems including backup generator and full sprinkler coverage
- Large, efficient floorplates ideal for clinical or adaptive re-use
- Central urban site with ample parking—rare in Mid-City
- Long-term value supported by strong demographics and limited comparable supply

**3.3 ACRES**

65,345 SF Building

**123 PARKING**

Surface Spaces

**GENERATOR**

750 kW  
3,350-Gallon Tank

Concrete slab | Framing: Concrete | Exterior Walls: Brick Façade

Central Roof-Mounted Units

Full Building Sprinkler System

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## PROPERTY HIGHLIGHTS

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### CLINICAL BUILD-OUT

- Built-in wall cabinetry and workstation niches throughout
- Flexible exam and procedure rooms, many with integrated sinks and medical gas hookups
- Nurses' station with built-in shelving and wrap around counters
- Dedicated medication prep or lab rooms with cabinetry and handwashing stations
- AD compliant restrooms, including a well-equipped patient shower suite
- Large, commercial-grade kitchen facilities

## INTERIOR

60 INPATIENT BEDS  
PATIENT SUITES  
PROCEDURE ROOMS  
ADMIN OFFICES



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## PROPERTY LOCATION

# 3801 Bienville

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## LOCATION ADVANTAGE



Central **Mid-City** position  
less than 10 minutes  
from Downtown and  
the French Quarter



Surrounded by **University  
Medical Center, LCMC Health,  
and Tulane Health System**



Immediate access to **I-10,  
U.S.-90, and Airline Drive**



**Walkable** to dining, retail, and  
residential neighborhoods



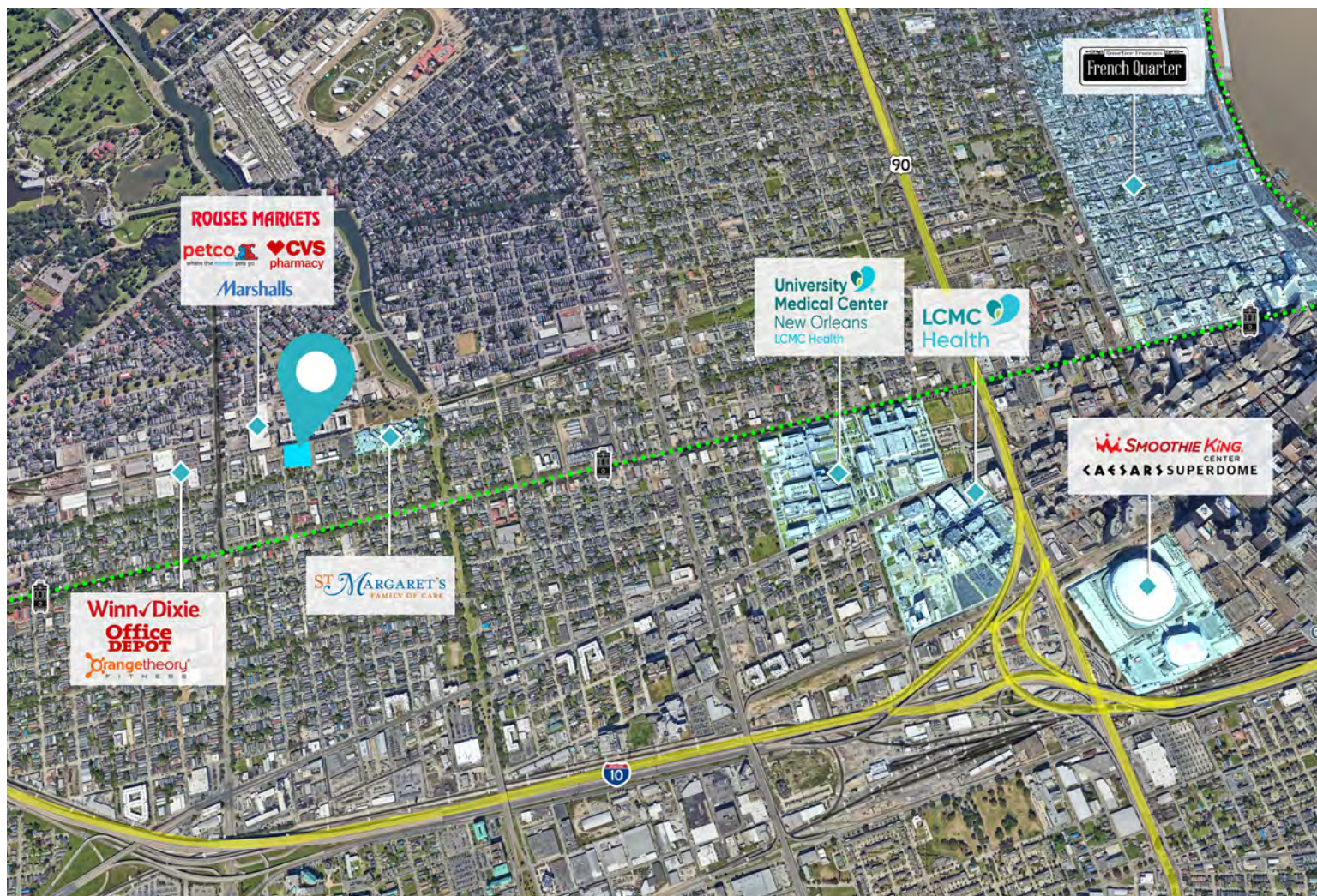
Approximately **20 minutes** to  
Louis Armstrong New Orleans  
International Airport



Steps to the **Canal Streetcar**  
line with frequent service  
to the Medical District and  
Central Business District

## NEWMARK





## DEMOGRAPHICS 5 MI RADIUS

2024 POPULATION	346,561
2024 HOUSEHOLDS	158,473
MEDIAN AGE	40
BACHELORS DEGREE +	41%
AVERAGE INCOME	\$84,160
# OF BUSINESSES	33,137
DAYTIME EMPLOYEES	273,317
HEALTHCARE SPENDING	\$201,306,115







## FLOOR 1



**FLOOR 2**



# Customer Information Form

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## What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.



- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: Arispah Elise Hogah

Date: October 20, 2025

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*For information, please contact:*

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